

Preliminary Site Plan Check List

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL

- ☐ Site boundaries, bearings and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street
- ☐ Location map, north arrow, scale, title block (located in the lower right hand corner) containing the proposed subdivision name with block and lot number, and preparation date
- ☐ Legend, if abbreviations or symbols are used
- ☐ Name, address and phone number of owner, applicant, and surveyor
- ☐ For non-residential and multi-family developments, provide site data summary table using the following format:
 - For multi-lot developments, provide a column for each lot and a row for development totals
 - Zoning
 - Proposed Use
 - Lot Area, excluding right-of-way (square footage and acreage)
 - Building Area (gross square footage)
 - Building Height (feet and number of stories)
 - Lot Coverage
 - Floor Area Ratio (for non-residential zoning)
 - Total Parking Required (with ratio)
 - Total Parking Provided
 - Interior Landscaping Required
 - Interior Landscaping Provided
 - Square footage of Impervious Surface
 - Note: "Handicap parking is provided in accordance with ADA standards"
 - If Applicable:
 - Number of dwelling units and number of bedrooms for multi-family developments
 - Usable Open Space Required
 - Usable Open Space Provided
- ☐ City of Frisco site plan notes (see page 23)
- ☐ Existing topography at two (2) foot contours or less
- ☐ Natural features including tree masses and anticipated tree loss, flood plains, drainage ways and creeks
- ☐ Proposed reclamation of floodplain area(s), if applicable, with acreage
- ☐ Existing and proposed improvements within 75 feet of the subject property, subdivision name, zoning, and land use description of property adjacent to the subject property
- ☐ Building locations, building size and dimensions, finished floor elevation, intensity, density, height, dimensions between buildings on the same lot, building lines and setbacks, and use
- ☐ Public streets, private drives and fire lanes with pavement widths, right of way, median openings, turn lanes (including storage and transition space), existing driveways on adjacent

property, and driveways shown on approved plans for adjacent property with dimensions, radii and surface type

- ❑ Existing and Proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of all lot adjacent to floodplain. If the site does not contain a floodplain, note that: "no floodplain exists on the site." (floodplain reclamation study is required with site plan and final plat submission if reclamation is proposed)
- ❑ Existing and proposed easements (utility, access, floodway and drainage, visibility and maintenance, etc...)
- ❑ Distances (measured edge to edge) between existing and proposed driveways (on-site and off-site) and streets
- ❑ Existing and proposed utilities and fire hydrants
- ❑ Proposed detention areas
- ❑ Parking areas and structures, including the number and layout of standard spaces, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas, the location of ramps, crosswalks, sidewalks, and barrier free ramps with typical dimensions
- ❑ Proposed dedications and reservations of land for public use including but not limited to rights of way, easements, park land, open space, drainage ways, flood plains and facility sites with gross and net acreage
- ❑ If preliminary site plan contains proposed thoroughfares add note: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."
- ❑ Screening walls, fences, living screens, retaining walls, headlight screens and service area screens, including height and type of construction and/or planting specification
- ❑ Conceptual detail of landscaping including islands with dimensions and open space areas with dimensions and square footage
- ❑ Phases of development, including delineation of areas, building sites, land use and improvements to be constructed in independent phases
- ❑ Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements
 - Include with preliminary site plan a General Tree Survey, including tree loss (See General Tree Survey Check List, page 20)
 - Traffic Impact Analysis may be required (see TIA criteria in Zoning and Subdivision Ordinances)

Preparer's Signature _____